

**CLARKE COUNTY**  
**Conservation Easement Authority**  
**THURSDAY – 16 JUNE 2016 - 10:00 AM**  
**A/B Conference Room, 2<sup>nd</sup> Floor Government Center**

**AGENDA**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of the meetings of 19 May 2016
4. Bank Account balances – see attached spreadsheets
5. Campaign for the Authority
6. Discussion
  - a. Request for funding appropriation
7. Easement Donation/Purchase
  - a. Johnston – easement donation
8. Report on Applications for Easement Purchase

*Possible Closed Session to discuss real estate*

*Motion to go into Closed Session pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property and Section 2.2-3711(A)(7) for consultation with legal counsel regarding specific legal matters requiring the providing of legal advice.*
9. Adjournment - next meeting – Thursday August 18<sup>th</sup> 10 am

**CLARKE COUNTY**  
**Conservation Easement Authority**  
**draft Minutes – 19 May 2016 draft**

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday, 19 May 2016, in the A/B Conference Room, 2<sup>nd</sup> Floor Government Center.

**Present:** R. Buckley, G. Ohrstrom, M. Jones, L. Wallace, P. Engel, W. Thomas  
**Absent:** B. Byrd  
**Staff:** A. Teetor, R. Couch Cardillo

**Call to Order :** Mr. Buckley, Chair, called the meeting to order at 10:00 a.m.

**Agenda** On motion of Ms. Wallace, seconded by Ms. Thomas, the Authority unanimously approved the agenda.

**Minutes** On motion of Mr. Ohrstrom, seconded by Mr. Engel, the Authority unanimously voted to approve the minutes of April 21, 2016 with corrections.

**Bank Account:** The spreadsheets indicate a total fund balance of \$341,454 consisting of, \$155,228 in the donations account, \$86, 226 in stewardship, and \$100,000 in local funds.

**Stewardship Fund:** The stewardship fund has a balance of \$91,286.50 as of April 30, 2016.

**Public Relations:** Ms. Cardillo reported that there have been 40 donations totaling \$2,903 so far in 2016. The spring newsletter has been sent to be included in the tax bills and has started to generate donations. A revised "Take a Hike" flyer was sent to the Winchester Star in hopes of getting some earth day publicity. The 2016 annual donor reception is scheduled for June 17<sup>th</sup> from 6:30 to 8:30 at Camden. Mr. Ohrstrom asked if members could come at 5:00 pm to help set up. Ms. Cardillo asked for story ideas for the next newsletter which will be mailed to donors. Members discussed the Tavenner's who might be interested; another story would be to showcase another easement partner, the Virginia Department of Historic Resources (DHR). Ms. Teetor indicated the timing might be good considering the renovation at Greenway Court with funds from the Hurricane Sandy grant, administered by the DHR. An easement on Cool Spring Farm is also moving forward that will be held by DHR and uses DHR battlefield grant funds. Ms. Cardillo also asked members about how to get some additional visibility at the fair. Mr. Buckley suggested that the Authority could sponsor an event line the McDonalds Petting Zoo, a banner could be put up recognizing the Authority as a sponsor so it wouldn't have to be manned. Ms. Cardillo will work with Mr. Buckley to contact the appropriate persons.

#### **Discussion Items**

##### **a. Summer Intern**

Ms. Teetor reported that Macson McGuigan, who worked as an intern last summer, had expressed interest in doing the work again. Ms. Teetor asked if he could work alone and be paid \$2,000 plus mileage since he was experienced and did an excellent job last year. On motion of Mr. Ohrstrom, seconded by Ms. Wallace, members approved the hire provided all procurement requirements are met.

##### **b. Request for funding appropriation**

Ms. Teetor included a memo in the packet that was presented to the Board of Supervisors finance committee earlier this month. The purpose of the memo was to encourage the Board to fully appropriate \$150,000 to the Easement Authority in order to obtain maximum matching funds from VDACS. The finance committee asked if VDACS would accept alternate wording. Staff will work with Mr. Judge to present alternate wording to VDACS.

**c. Bird Bath for Monastery –** Ms. Teetor reported that a granite bird bath was purchased and delivered to the monastery last month. Mr. Buckley assisted with the delivery and thought the location was perfect

because it is right next to the entrance of the Retreat House which has a high visitation rate. The top was taken to Malcolm Harlow to attach the brass plate indicating the award designation. This will be delivered when it is ready.

### **Easement Donation/Purchase**

Ms. Teetor provided an update on the Bell easement donation. The boundary line adjustment plats have been prepared and we are now waiting on the applicants' attorney to draft a deed of boundary line adjustment and merger. Staff is hopeful the easement can be recorded in June.

### **Report on Applications for Easement Purchase**

On motion of Mr. Engel, seconded by Ms. Wallace the Authority unanimously approved going into Closed Session pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property. On motion of Mr. Engel, seconded by Ms. Wallace, the Authority unanimously approved reconvening in Open Session. Mr. Engel moved, seconded by Ms. Wallace, to certify that to the best of the member's knowledge:

(i) only public business matters lawfully exempted from Open Meeting requirements under Chapter 2.2-3700, et sec., of the Code of Virginia, as amended, pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property, and

(ii) only such public business matters as were identified in the motion by which the Closed meeting was convened were heard, discussed, and considered in the meeting by the Authority. The vote on the above motion was:

Ms. Byrd	Absent	Ms. Wallace	Aye	Mr. Buckley	Aye
Mr. Engel	Aye	Ms. Thomas	Aye	Mr. Ohrstrom	Aye
Ms. Jones	Aye				

No action was taken subsequent to the Closed Session.

**Adjournment** There being no further business, Ms. Wallace moved and Mr. Engel seconded that the Authority adjourn to the next regular meeting is scheduled for Thursday June 16<sup>th</sup> at 10:00 am. The motion was approved unanimously.

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Randy Buckley, Chair

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Alison Teetor, Clerk to the Authority

Fund 235 - Conservation Easement Balances

ACTIVITY THROUGH 6/08/2016				
	Total Fund Balance	Donations	Stewardship Account	Local Funds
EOY 2015	311,938	129,081	72,636	110,221
Fiscal Year 2016				
July Rev/AR		660	25	
July Exps/AP		-80		-500
Aug Rev/AR		1,250	25	
Aug Exps/AP		-4,484	-199	
Sept Rev/AR		685		
Sept Exps/AP		-1,655	-2,188	
Oct Rev/AR		252		
Oct Exps/AP		-1,381		
Nov Rev/AR		30,517	18,378	
Nov Exps/AP		-2,146		
Dec Rev/AR		4,100		
Dec Exps/AP		-1,890		
Jan Rev/AR		13,276		
Jan Exps/AP		-785		
Feb Rev/AR		275		
Feb Exps/AP		-2,285		
Mar Rev/AR		1,261		
Mar Exps/AP		-2,756		
Apr Rev/AR		1,453		
Apr Exps/AP		-2,103		
Apr Exp Tavanner Purchase		-3,642		
May Rev/AR		1,095		
May Exps/AP		-6,486		
May Exp Greenhalgh Purchase		-450		
June Rev/AR		235		
June Exps/AP		-4,207		
YTD Rev/AR	207,284	55,060	18,427	133,798
YTD Exps/AP	283,205	34,350	2,388	246,468
Adjustments	0	-2,450		2,450
<b>YTD BALANCE (AR &amp; AP)</b>	<b>236,017</b>	<b>149,791</b>	<b>86,226</b>	<b>0</b>

Anticipated Easement Closings:

Greenhalgh (Appropriated 11/2015)-ACTUAL EXPS Recorded above  
Tavanner (Appropriated 2/2016)-ACTUAL EXPS Recorded above  
Cool Spring Farm, LLC - Not Appropriated  
Digges Farm LLC - Not Appropriated  
Susan Digges - Not Appropriated

ESTIMATED YTD BALANCE

	Local Funds	Actual Expenses	Balance Remaining
General Expenses	30,000	41,530	-11,530
Greenhalgh - closed in May	200,000	201,165	-1,165
Tavanner - closed in Apr	40,000	40,510	-510

ESTIMATED YTD BALANCE

	Local Funds	Actual Expenses	Balance Remaining
General Expenses	30,000	41,530	-11,530
Greenhalgh - closed in May	200,000	201,165	-1,165
Tavanner - closed in Apr	40,000	40,510	-510

**Brenda Bennett:**  
includes expenses not specifically designated to an easement purchase (including stewardship), and monthly Hall Monahan invoices. Digges appraisals included here since not appropriated as of this date

**Brenda Bennett:**  
\$5,500.98-Land Use Rollback Tax

**Brenda Bennett:**  
\$5,186.62-Land Use Rollback Tax

**Brenda Bennett:**  
VDACS revenue from Tavanner purchase. Requested, not received yet

**Brenda Bennett:**  
Appraisal rpts for Susan Digges & Digges Farm properties. \$2,250 each

**Brenda Bennett:**  
VDACS revenue from Greenhalgh purchase. Requested, not rec'd yet

**VDACS**  
77,654.28 Expires 12/31/2016 (FY2014)  
146,778.54 Expires 12/31/2017 (FY2015)  
42,319.18 Expires 12/31/2018 (FY2016)

**VDACS**  
266,752.00  
-101,740.00  
-21,370.00  
-3,375.00  
-20,000.00  
-20,000.00  
100,267.00 AVAILABLE YTD BALANCE-VDACS

Through June 8, 2016

Conservation Easement Expense Detail - FY16

	Donations	Stewardship	Local Funds
July	80 Advertisement-2015 Fair Catalog		500 Appraisal Rpt of Cool Springs
August	1,202.11 photo contest		
	25.00 Downstream domain name registration		
	1,762.98 Robin couch Cardilla-photo contest		
	601.58 3 ea \$200 gift cards		
	301.58 3 ea \$100 gift cards		
	108.44 Mat and labels		
	481.95 Items for CEA - reimburse A Teetor		
	<b>4,484</b>	<b>199.00</b> Mileage	
Sept	12.05 FedEx to Elizabeth Vehmeyer		
	230.40 Summer 2015 Newsletter		
	960.00 Summer Newsletter Prep	1,000.00 Christian Thomas	
	28.00 Take a Hike Poster	1,000.00 Macson McGuigan	
	425.00 Production of Summer '15 newsletter	188.16 Mileage	
	<b>1,655</b>	<b>2,188</b>	
Oct	1,120.00 Robin Couch Cardilla Svcs		
	197.07 Postage		
	64.15 Petty Cash		
	<b>1,381</b>		
Nov	475.00 Fall 2015 Newsletter		
	791.28 Printing & folding Fall newsletters		
	880.00 fall newsletter		
	<b>2,146</b>		
Dec	382.55 Cards Printed		
	960.00 Robin Couch Cardilla - misc Svcs		
	150.00 Gloria Marconi Illustration Svcs		
	397.15 Postage		
	<b>1,890</b>		
Jan	785 Winchester Printers, annual appeal Ltr.		1,535 Hall Monahan - Legal Svcs Nov 2015
Feb	1,002.14 Robin Couch Cardilla-prep work, data maint.		908 Hall Monahan - Legal Svcs Dec 2015
	880.00 Robin Couch Cardilla-finalize year end		1,030.00 Hall Monahan - Legal Svcs Jan 2016
	402.80 Postage		500.00 Myers & Woods-Appraisal Digges Farm
	<b>2,285</b>		<b>1,530</b>
Mar	450.00 Gloria Marconi Illustration Svcs		
	1,440.00 Robin Couch Cardillo-Award Luncheon, etc		
	182.04 BB&T - Lunch CEA Camino Real		
	109.00 Crown Trophy-CEA		
	575.00 Winchester Printers, CEA Winter '16 newsltr		
	<b>2,756</b>		<b>745</b> Hall Monahan - Legal Svcs Feb 2016
Apr	1,362.50 Robin couch Cardillo- services & supplies		
	215.90 Purchase Power - postage		
	75.00 Gloria Marconi Illus. Svcs (Updates to Take a Hike flier)		
	450.00 Gloria Marconi Illus. Svcs -Spring 2016 Newsletter		
	<b>2,103</b>		
	3,642 Tavenner Purchase		
May	2,250.00 Appraisal Group inc-appraisal Susan Digges Property		
	2,250.00 Appraisal Group inc-appraisal Digges Farm LLC Property		
	64.80 Mileage for A.Teetor		
	831.85 BMS Direct - '16 Spring CEA Newsitr		
	1,088.99 Bird Bath and Frames		
	<b>6,486</b>		
	450 Greenhalgh Purchase		
June	3,352.50 Hall, Monahan - Legal Svcs May 2016		1,528 Hall Monahan - Legal Svcs Mar 2016
	854.43 May '16 Services for CEA		36,868 Tavenner Purchase
	<b>4,207</b>		<b>2,140</b> Hall Monahan - Legal Svcs Apr 2016
			<b>200,715</b> Greenhalgh Purchase
YTD Totals	Donations <b>30,143</b>	Stewardship <b>2,387</b>	Local Funds <b>246,469</b>



ROBIN COUCH CARDILLO

June 10, 2016

Clarke County Conservation Easement Authority  
Fundraising and Public Relations Report  
June 2016 meeting

**Donor Statistics**

See attached Master Report

- 2016 total: \$3,608 from 49 donors

**Ongoing**

*-Publicity*

- *Winchester Star* article on "Take a Hike" flyer and conservation easement (Huge thank you to Laure Wallace and Alison Teetor for making this happen!)

*-Summer newsletter*

- In process (content planned: spotlight on easement partner Virginia Department of Historic Resources, including partnership on Hurricane Sandy grant and Greenway Court work; profile of Susan Diggs' easement transaction; sidebar on stock donations)

*-Donor reception*

- Friday, June 17, 6:30-8:30 pm; RSVPs due Monday, June 13
- Ways to show work of Authority (what your donation does)?

*-Easement road show*

- Clarke County Fair – outreach to Erin Prentice on ways to be visible without manning a booth (see attached sheet); mentioned sponsoring "petting zoo"; awaiting feedback

# Fundraising Results: Clarke County Conservation Easement Authority

As of June 10, 2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 YTD
Amount	\$13,345	\$19,090	\$20,871	\$25,649	\$26,396	\$25,843	\$23,530	\$42,266	\$36,260	\$57,356.00	\$3,608.00
# Donations	115	161	208	209	203	195	181	200	169	158	49
<b>YE Donor Appeal</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
YE Donor Appeal	\$8,465	\$8,310	\$8,477	\$10,134	\$8,376	\$12,815	\$7,250	\$15,706	\$17,635	\$47,003	
Donor Respondents	73	59	87	86	76	68	50	69	51	61	
YE Prospect Amount	\$2,115	\$2,115	\$425				\$40		\$1,650	\$104	
Prospect Respondents	24	24	7				1		3	2	
<b>Winter Newsletter</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Dollar Amount	\$2,700	\$2,700	\$2,700	\$2,065	\$2,865	\$2,126	\$3,611	\$4,805	\$3,335	\$2,700	\$2,028
Respondents	23	23	23	27	32	21	32	39	26	25	28
<b>Spring Newsletter</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Donor: Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705	\$3,420	\$1,330
Donor: Respondents	35	5	19	38	26	27	32	28	26	27	15
taxpayer Spring Newsletter: Dollar Amt	\$2,200	\$940	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380	\$100	\$50
taxpayer Spring Newsletter: Respondents	16	16	19	10	4	11	5	4	9	1	2
<b>Summer Newsletter</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Dollar Amount	\$2,370	\$2,370	\$2,020	\$1,330	\$1,883	\$2,735	\$1,580	\$5,040	\$3,215	\$1,927	
Respondents	20	20	27	22	33	26	21	22	27	22	
<b>Fall Newsletter</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Donor: Dollar Amount	\$2,210	\$2,210	\$765	\$260	\$7,300	\$2,946	\$4,630	\$2,660	\$2,325	\$1,250	
Donor: Respondents	12	12	5	7	25	26	30	27	14	3	
taxpayer Fall Newsletter: Dollar Amt	\$1,430	\$1,430	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760		
taxpayer Fall Newsletter: Respondents	25	25	4	8	2	8	9	5	5		
<b>Over the Transom</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Dollar Amount	\$3,380	\$3,380	\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550	\$257	\$200
Donor Respondents	17	17	17	11	5	6	2	2	2	3	4
<b>Donor Thank-You Party</b>	<b>2006</b>							<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Dollar Amount	\$1,105							\$1,175	\$705	\$595	
Donor Respondents	6							4	6	14	
<b>Photo Revenue</b>					\$747	\$57	\$67				
Gift-in-Kind (admin work donated by Kate Petranec)						\$346	\$473	\$469			

# Clarke County Fair Commercial Exhibitors 2016

**Fair Date:** Sunday, August 14<sup>th</sup> – Saturday, August 20<sup>th</sup>

Grandstand Entertainment on Saturday night  
Fair Hours: Sunday – Saturday 8 a.m. – 10 p.m.  
Peak Hours: Monday –Friday 4 p.m. – 8 p.m. & Saturday noon – 9 p.m.

**Prices:**

5' x 5'	\$90.00	20' x 15'	\$300.00
10' x 15'	\$170.00	40' x 15'	\$600.00

Other sizes: Price to be determined by CC Ruritan Commercial Exhibit Committee.

**Included:**

Electrical hook ups. (2 outlets)  
Two (2) adult season fair passes.  
(Additional passes may be purchased at  
the normal season pass rate.)

**Not Included:**

Water hook ups.  
Tables, chairs, or other display items.  
Extension cords for electrical hook up.  
Insurance coverage.

**Requirements:**

- Must have current Liability Insurance (no minimum) **Ruritans must be listed as Certificate Holder.**

**Rules / Restrictions:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• No knives, guns, or laser beams are permitted.</li> <li>• Locations are chosen by CC Ruritan Comm. Exhibit Committee. (Committee will put past vendors in their preferred locations when possible.)</li> <li>• All food vendors are required to donate 20% of gross sales to the Ruritans in lieu of commercial lot space charge. (This is honor based; abuse of this may result in termination of vending privileges.)             <ul style="list-style-type: none"> <li>• Food sale proceeds due to CC Ruritan Commercial Exhibit Committee before exhibitor leaves the fairgrounds. (Failure to pay before leaving will result in termination of vending privileges.)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• No products that are already sold at Ruritan stands or through carnival concessions are allowed to be sold or displayed.</li> <li>• Set up will be Sunday and Monday of fair from 9 a.m. to 5 p.m. only. (Other times MUST be arranged with the CC Ruritan Commercial Exhibit Committee ahead of time.)             <ul style="list-style-type: none"> <li>• Signed contract, lot fee, and Insurance Certificate must be received by August 1<sup>st</sup>, 2016 to reserve a space. (After this date the CC Ruritan Commercial Exhibit Committee will begin filling remaining spaces with exhibitors on wait list.) <b>Past vendors are not exempt from this requirement!</b></li> </ul> </li> </ul> |
|---|--|

**Submit the following information to Erin Prentice ([ecprentice@gmail.com](mailto:ecprentice@gmail.com) or 540-539-7887):**

Business Name	Mailing Address	Size of spaces requested
Contact Name	Phone Number	Description of Product or Service
Email Address	# of spaces requested	

Requests will be compiled and reviewed by Committee members. All applicants will be notified whether or not they have been selected to participate within 6 weeks of submission. Contracts will be mailed/emailed to the selected vendors. Completed contracts, payment and insurance certificate must be received by August 1<sup>st</sup>, 2016 to complete reservation of space. Mailing information will be indicated on contract.



**CERTIFICATION OF LOCAL PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM  
MATCHING FUNDS – FY 2016**

**Application Deadline: Friday, October 30, 2015**

The County Administrator of the County of Clarke hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, local funds in the amount of \$ \_\_\_\_\_ are available for expenditure in the Conservation Easement Fund for the July 1, 2015, to June 30, 2016 fiscal year, and that local funds in the amount of \$ \_\_\_\_\_ are currently designated in the General Fund balance, for the purpose of purchasing agricultural conservation easements. Added together, this equals a total of \$ \_\_\_\_\_ in local matching funds currently available to match funding from the Virginia Farmland Preservation Fund, as established in § 3.2-201 of the *Code of Virginia*.

It also is certified that none of the funds listed above are from any of the following: grants made by the United States of America; the Virginia Department of Agriculture and Consumer Services (VDACS), the Virginia Department of Conservation and Recreation (DCR), the Virginia Outdoors Foundation (VOF), or any other agency or political subdivision of the Commonwealth of Virginia; payments made by any other funding sources either directly to the landowner or to reimburse the locality; or in-kind donations or contributions. It is further certified that the total amount above is comprised only of local funding available for the purchase of agricultural conservation easements by the locality.

It is the intent of the County of Clarke to use these funds to purchase perpetual conservation easements on working farm and forest land through participation in the agricultural conservation easement program administered by VDACS' Office of Farmland Preservation pursuant to Va. Code § 3.2-201.

It is understood and agreed that participation in VDACS' agricultural conservation easement program requires meeting additional criteria as promulgated by the Office of Farmland Preservation and that certification of the locality's available funds does not guarantee or obligate acceptance into the agricultural conservation easement program.

\_\_\_\_\_  
County Administrator/City Manager

\_\_\_\_\_  
County/City Chief Fiscal Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## MEMORANDUM

TO: Conservation Easement Authority  
FROM: Alison Teetor  
DATE: June 8, 2016  
SUBJECT: Application for Donation – Bill & Jane Johnston

Bill and Jane Johnston have submitted an application for an easement donation. The property is located at 3927 Lord Fairfax Highway, ½ mile north of the intersection of Lord Fairfax Highway (Rt. 340) and Bypass 7. The parcel is identified as Tax Map# 14-A-103, consisting of 23 acres. He also recently purchased 2 adjacent parcels < 2 acres total that have 2 DURs. He would like to retire the 2 DURs and merge the parcels.

The parcel is zoned AOC and is currently in landuse, in accord with the Commissioner of Revenue's requirements, therefore a donation may be considered if at least two of the following four guidelines are met:

- 1) the parcel's Property Resource Score is at least 35;
- 2) at least one dwelling unit right is extinguished by the conservation easement;
- 3) the parcel is adjacent to a parcel already under permanent conservation easement;
- 4) the property has a minimum area of 40 acres.

The smaller parcels were not scored as they will be merged into the larger parcel. The parcel meets 2 of the 4 criteria; it scored 63, and is retiring 2 DUR's. It is less than 40 acres and is not adjacent to an existing easement.

The parcel has two existing dwellings, a primary house built in 1847, and a secondary dwelling built in 1940. It has a spring, which was the original water supply for the Town of Berryville, and frontage on 2 primary highways.

### **Recommendation**

Give preliminary approval for the easement donation and schedule a site visit.



**Bill Johnston**  
**14-A-103**  
**25 acres. 2 exp., 2 DURs**



Clarke County GIS  
 April 22, 2016



-  Intermittent Stream
-  Perennial Stream
-  Public Road
-  Private Road

Parcel Boundary  
 Aerial Imagery 2015 Commonwealth of Virginia

Location Map

